

DOCUMENT #5077
ADOPTED 7/28/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF BREEDS HILL DEVELOPMENT GROUP
PARCEL R-107 (253-261 MAIN STREET AND 3A LAWNWOOD PLACE)
CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT # R-55)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, BREEDS HILL DEVELOPMENT GROUP, has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel R-107 (253-261 Main Street and 3A Lawnwood Place) in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That BREEDS HILL DEVELOPMENT GROUP, be and hereby is tentatively designated as Redeveloper of Parcel R-107 (253-261 Main Street and 3A Lawnwood Place) in the Charlestown Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and occupancy schedule.

2. That disposal of Parcel R-107 253-261 Main Street and 3A Lawnwood Place), Charlestown by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute an Early Entry Agreement to expedite the development of the parcel.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That BREEDS HILL DEVELOPMENT GROUP is hereby authorized to pursue any zoning variances that may be necessary, in order to expedite the commencement of this project.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

CHARLESTOWN



PARCEL R-107
4,764 sf

LOCATION PLAN

SCALE 1" = 400'

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer: BREEDS HILL DEVELOPMENT GROUP
P.O. Box 475
Charlestown, MA 02129
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: X
If yes, explain _____

3. a. The financial condition of the developer, as of 7/1/87
is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.
Paul Gauagur, CPA

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:
In addition to BHDG up-front expenses, funds will be generate by bank financing. (Letters of Interest Attached)

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

Name, address & zip code of bank

Amount

\$

See Resumes

- b. By loans from affiliated or associated corporations of firms:
- | Name, address & zip code of source | \$ Amount |
|------------------------------------|-----------|
|------------------------------------|-----------|

N/A

- | <u>Description</u> | <u>Market Value</u> | <u>Mortgage or liens</u> |
|--------------------|---------------------|--------------------------|
| | \$ | \$ |
| | | |

N/A

6. Name and addresses of bank references:

See Resumes

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: X
If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

See Attached Resumes

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

See Attached Resumes

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____ NO X

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work:

See Attached Resumes

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount
\$

Date to be
Completed

See Attached Resumes

- e. Outstanding construction contract bids of such contractor or bidder:

N/A

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3)) are attached hereto and hereby made a part hereof as follows:

See Attached Resumes

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

See Attached Resumes

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for a project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?

YES, See Financial Statements

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

14th Day of July, 19 87

SIGNATURE:

Sheldon Sweeney

ADDRESS:

24 Sulliver St. Charlestown, Mass. 02129

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: BREEDS HILL DEVELOPMENT GROUP

b. Address and ZIP Code of Redeveloper: P.O. Box 475, Charlestown, MA 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts
is described as follows:

Urban Renewal Area Parcel R-107

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporate firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: BRA PARCEL R-107
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: BREEDS HILL DEVELOPMENT GROUP
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Ms. Sheila Sweeney

24 Sullivan Street, Charlestown, MA 02129

25%

Mr. Matthew J. O'Neil, Jr.

28 Cross Street, Charlestown, MA 02129

25%

Mr. James Connolly

48 Chestnut Street, Charlestown, MA 02129

25%

The Matt O'Neil Scholarship Fund

25%

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Sheila Sweeney

Date: July 14, 1987

CERTIFICATION

I/We, BREEDS HILL DEVELOPMENT GROUP, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated July 14, 1987

Shuk Swan
Signature

24 Sullivan Street

Charlestown, MA 02129

Address & Zip Code

Dated July 14, 1987

James P. Conroy
Signature

48 Chestnut Street

Charlestown, MA 02129

Address & Zip Code

CENTRAL BANK

NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I, BREEDS HILL DEVELOPMENT GROUP, agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children, national origin, or source of income in the lease, rental or use and occupancy of the property located at 253 - 261A Main Street and 3A Lawnwood Place.

I further agree to carry out an Affirmative Marketing Plan as submitted or as approved by the Authority which shall incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures which comply with the Boston Fair Housing Ordinance and any additional Authority requirements which would be made available prior to final designation.

July 14, 1981
Date

Sheik Suxany
Developer

CENTRAL BANK

June 30, 1988

Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

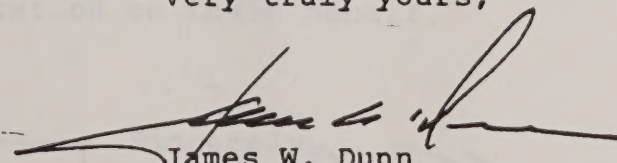
Re: Parcel R-107
253-261A Main Street
and 3A Lawnwood Place
Charlestown, MA 02129

Dear Sirs,

This is to advise you that the Central-Cooperative Bank has reviewed the preliminary project plan on the above captioned property for purposes of determining an interest in the financing of same. As a result of this review, we have determined that the project is feasible and certainly a worthwhile endeavor and the Bank would have a strong interest in meeting the financing needs of the Breed Hill Development Group for this project.

This letter shall not be construed as any form of commitment to fund the project as a more indepth analysis must be made prior to such commitment.

Very truly yours,



James W. Dunn
Vice President

JWD/amd

Also See: Charlestown

File R-107



THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE
STATE HOUSE, BOSTON 02133

CHAIRMAN
JOINT LEGISLATIVE COMMITTEE ON
FEDERAL FINANCIAL ASSISTANCE

HON. FRANCIS D. DORIS
SUFFOLK-ESSEX-MIDDLESEX
DISTRICT
ROOM 315
TEL 722-1650

COMMITTEES:
INSURANCE
VICE CHAIRMAN
STATE ADMINISTRATION
VICE CHAIRMAN
NATURAL RESOURCES
AND AGRICULTURE
HOUSING AND
URBAN DEVELOPMENT

July 9, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE
JUL 14 3 29 PM '87

Dear Mr. Coyle:

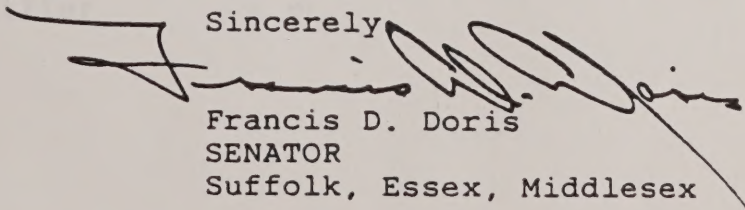
I am taking this opportunity to express to you my support of the proposal presented to you by the Breed's Hill Development Group relative to #253-261 A Main Street and 3A Longwood Place, both in the Charlestown section of Boston.

As I understand, the proposed project entails the development of nine residential units and three commercial units of affordable housing in the Charlestown community; specifically, Boston Redevelopment Authority Parcel R-107.

The individuals comprising the Breed's Hill Development Group, all of whom hail from Charlestown, I believe have the best interest of the Charlestown community and I therefore reiterate my support for their submitted proposal and ask your favorable consideration on their behalf.

Many thanks.

Sincerely


Francis D. Doris
SENATOR
Suffolk, Essex, Middlesex

870715-009



*Leigh
Ryan*

**
File
R-107*

Boston City Council

Michael J. McCormack
725-3115

August 11, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

I would like to express my support for the proposal of the Breeds Hill Development Group to rehabilitate Parcel R-107 on Main Street and Lawnwood Place in Charlestown into mixed income housing and street level professional or commercial office space.

As their application indicates, all of the principals of the Breeds Hill Development Group are Charlestown natives who have demonstrated their sincere commitment to the sound growth of the Charlestown community.

This commitment to the community is sure to be reflected in the development team's sensitivity to the needs and suggestions of Charlestown residents during the course of this project.

I urge the PRA, therefore, to act favorably on this proposal.

Sincerely,

Michael J. McCormack
Michael J. McCormack
Boston City Councillor

MJM/jmp

870811-010





Boston City Council

Robert E. Travaglini
District 1
725-3200

July 9, 1987

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
New City Hall
Boston, MA 02201

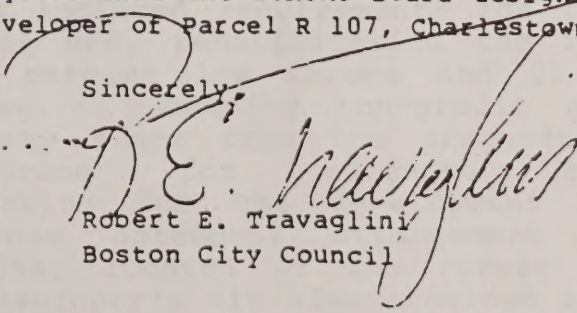
Dear Mr. Coyle:

I would like to register my unqualified support for the Breed's Hill Development Group's application to be designated developer of Parcel R 107, 253 Main Street/3A Lawnwood Place, Charlestown. The Breed's Hill Group consists of Sheila Sweeney, Matthew O'Neil, James Connelly, and the Matthew J. O'Neil Scholarship Fund. Sheila, Matty, and James are all life long residents of Charlestown. The Matthew J. O'Neil Scholarship Fund is the non-profit entity of the group. The Fund was established several years ago in honor of Matty's father and has been assisting Charlestown youth meet the expenses of higher education.

The Breed's Hill Group is the developer I prefer not only because the members are life long residents, but because these are people who have all worked for the betterment of their community throughout their lives. All have donated a great deal of time over the years to a wide variety of programs. In view of this committment, coupled with their professional backgrounds, I see no better qualified team to develop such an important parcel with the necessary expertise and community sensitivity.

In summation, I respectfully request that the B.R.A. Board designate the Breed's Hill Development Group as developer of Parcel R 107, Charlestown.

Sincerely,


Robert E. Travaglini
Boston City Council

RET/ccc



Doc. 5077

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
JAMES F. ENGLISH, DEPUTY DIRECTOR
DAVID J. ARMANETTI, SPECIAL ASSISTANT
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT #R-55)
DISPOSITION PARCEL R-107 (353-361 MAIN STREET)
TENTATIVE DESIGNATION OF REDEVELOPER

SUMMARY Memorandum requesting Tentative Designation of Breeds Hill Development Group for the redevelopment of Parcel R-107, containing 11,500 square feet and located at 253-261 Main Street and 3A Longwood Place in Charlestown, for the rehabilitation / construction of three (3) professional office units and twelve (12) housing units, six (6) of which will be affordable.

Parcel R-107 is a series of four attached three-story masonry buildings, occupying a total land area of 4,674 sf and containing a gross square footage of 11,500 sf, located at 253-261 Main Street and 3A Lawnwood Place within the Charlestown Urban Renewal Area (see maps). The property was acquired from the Real Property Department in 1974, and was incorporated into the Charlestown Urban Renewal Plan through a minor plan modification, authorized January 20, 1977. Originally occupied as ground floor commercial space and nine residential units, the building has been vacant since the late 1970's. The parcel was previously designated on two occasions (January 1978 and October 1980), but both designations were eventually rescinded, due to market conditions and the inability of the respective developers to perform.

With the assistance of the Charlestown Neighborhood Council, a Developer's Kit was drafted and approved for the redevelopment of Parcel R-107, which was advertised and issued on June 12, 1987. The Developer's Kit included requirements for retaining the ground floor commercial use, rehabilitating the remainder into residential use (25 percent low income and 25 percent moderate income), selecting a community non-profit group to receive a 25 percent equity share from the proceeds of the development, and ensuring for adequate community process/participation. Parking for the development will be provided through a license agreement arrangement on the Authority-owned Parcel R-39A, located at the corner of Main and Walker Streets. The Developer's Kit also provided an option for developers to add a fourth floor to the existing front portion of the buildings, in order to provide additional affordable housing and create a cornice line more consistent with the remainder of Main Street.

Five proposals for the redevelopment of the parcel were received by the July 15, 1987 submission deadline, including: Breeds Hill Development Group (Sheila Sweeney and Matthew O'Neil Jr, Principals); Lawnwood Place Associates (Harry Collings and Claire Smith, Principals); Conroy Development Corporation (Terrence Conroy, President); Myerson/Allen and Company (John Allen, President); and Merchant's Development Corporation (Norbert Lynch, President). Soon after their proposal was submitted, the Merchant's Development Corporation voluntarily withdrew their proposal. On February 23, 1988, Myerson/Allen and Company withdrew their proposal for the redevelopment of the parcel. In addition, the Conroy Development Company, on April 27, 1988, withdrew their proposal for the redevelopment of the parcel.

Due to the high number of more pressing issues/parcels facing the Charlestown Neighborhood Council over the last year (including parcel C-2A1, Parcel R-96, and Parcel P-2), the redevelopment of Parcel R-107 was not formally discussed by the Council until very recently. A series of two Housing and Development Committee meetings (held April 14, 1988 and May 25, 1988) and an abutters meeting (held May 17, 1988), produced a unanimous recommendation to endorse the Breeds Hill Development Group for designation to the full Charlestown Neighborhood Council. Following these committee meetings, at the June 7, 1988 meeting of the full Charlestown Neighborhood Council, the Breeds Hill Development Group was unanimously endorsed as the recommended redeveloper of Parcel R-107.

The Breeds Hill Development Group team consists of Sheila Sweeney and Matthew O'Neil Jr., Principals; James E. Connolly, Development Consultant; and William Lamb, Architect; all of whom are Charlestown residents. The proposed 25 percent non-profit equity partner in the development is the Matthew O'Neil Scholarship Fund. The fund, established in 1984 in the memory of Matthew O'Neil Senior, provides scholarships for needy high school seniors (who are Charlestown residents) to apply toward their first year college tuition.

The Breeds Hill Development Group's proposal for the redevelopment of Parcel R-107 includes a total gross square footage of 13,880 sf, with three (3) professional offices on the ground floor, and twelve (12) units of housing (2-1½ brs, 3-2 brs, 6-2½ brs, and 1-3 br) (fifty percent affordable) in the remaining building area (including the added fourth floor). The professional offices (averaging 1,133 sf) will be marketed for \$120,000 (\$106 psf). The affordable housing units will be marketed for \$79,500, in order to meet HOP 5½% program guidelines, with the market units being marketed at an average of \$138,000. Total development cost for the project is estimated by the developer at \$1.42 million (\$103 psf), with expected sales of \$1.67 million (\$121 psf), yielding a net return on investment of \$252,770 (17.8 percent). All these figures are calculated carrying a projected acquisition price of \$1, as proposed by the developer.

The development concept and design have been reviewed by both the rehabilitation (McGilvray) and Urban Design (Maistros) staffs. The pro forma has been reviewed and deemed acceptable, based on current assumptions and HOP guidelines, by Bob Rush, of the Neighborhood Housing and Development staff. The Breeds Hill Development Group has completed a "Redevelopers Statement of Qualifications and Disclosure" (HUD 6004 form) (attached), has received a letter of intent for construction financing from the Central Bank of Somerville (attached), and has been successfully screened for fair housing violations by the City of Boston Fair Housing Commission. Support for Breeds Hill's designation as redeveloper of Parcel R-107 has been received in the form of endorsement letters from State Senator Doris and City Councillors' McCormack and Travaglini (attached).

As the Breeds Hill Development Group has met all the requirements of the Developer's Kit, has submitted an attractive and feasible design, has included a high component of affordability (50 percent) within the project, has received unanimous community support, and has demonstrated the development, architectural, and financial resources and capability to complete this project as proposed, it is recommended that the Breeds Hill Development Group be granted Tentative Designation as redeveloper of Parcel R-107 in Charlestown, for the purpose of rehabilitating/constructing three (3) professional office units and twelve (12) housing units, six (6) of which will be affordable.

An appropriate resolution is attached.